

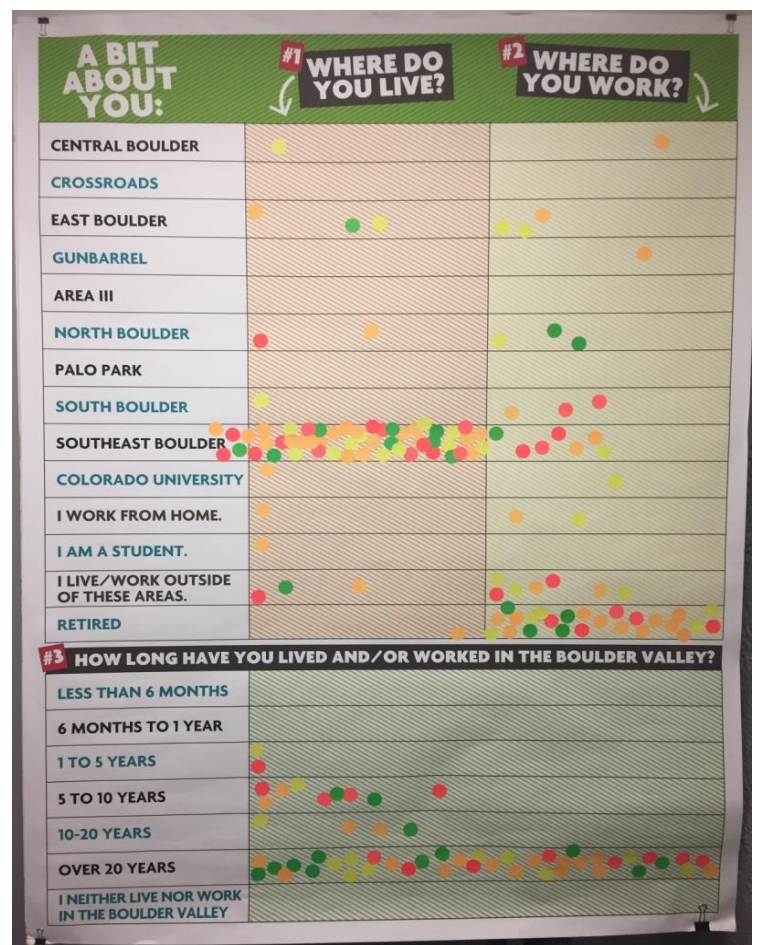
Southeast Boulder Listening Session
December 2, 2015
Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion in the Southeast Boulder meeting: Flood safety, Housing Affordability, ADUs, Aging in Place, Mix of Commercial and Residential, Walkable Neighborhoods, Growth, Transit Facilities, E. Arapahoe, Neighborhood Identity – Maintain or Create New One, Sewer Issues, Sustainability, Neighborhood Revitalization, Hogan Pancost, Annexation, City Services, Housing Density, and Traffic.



Topic	Summary Notes from Southeast Boulder Group Discussions
Flood	
Flood Mitigation along US36	Berm on CU South and Hwy 36 are barriers to flows; concerned that the solution is adding a higher median; another person understands plan is to keep water from US 36, the barricade down 36 not part of flood control. Other concerned there is an urgency to get the berm in place soon. Concerned about new construction on US36 will make flood risk worse. Disagreements over how current plan will or won't help mitigate flood risk.
Urgency of Flood Mitigation	All at table feel a sense of urgency. Thankful no lives lost in this neighborhood because of the flood. Want to impress on city that solution can't come fast enough. Concerned about being "sitting ducks".
Flood Study	Suggestion others attend the County water tour. South Boulder Creek flood mitigation must happen. Gapter and Old Tale weren't in the city at the time of the South Boulder Creek study and weren't included suggested the city add these areas to study area.
Flood outcomes	During the flood - impressed with the drainage that did work during the flood, open space, golf course took a lot of water. Was a good use of open space. Flood in SE Boulder caused by Bear Creek and S. Boulder Creek not having enough conveyance. Sanitary sewers backed up as well - need to talk about this as well. Like low water crossings because they did well in the flood.
Infrastructure Needs	Concerned about sewers not having adequate capacity which caused sewer backups into houses. Concerned council isn't listening to concerns about infrastructure deficiencies.
Preparedness	Asking for more education about causes of flood and outreach to educate on risk. Prevention and preparedness are needed to educate people about flood risk and how to cope with it when it happens. Recognize risk posed by living in a flood plain. The more you prepare, the less you need to react to when the next flood comes.
Collaboration	The politics of mitigation - how can the various local governments work together better (CU, city, county, CDOT, etc.) - how do we work through this? Feels like Boards and commissions are stacked with activists rather than people more balanced.
Health and Safety	Concerned that health and safety of citizens is at the bottom of the priority list for decision makers. Experience is that there isn't a sense of urgency with CU South flood mitigation - health and safety should be paced first. City Council seems to be addressing "fluffy" issues - not matters of public health and safety. Water followed 15 year old CH2M Hill plan during flood.

Funding	Concerned city bought hospital rather than dealing with flood mitigation. City should "find the money" for flood mitigation like they did with the hospital property. Council, through their spending, shows flood mitigation isn't a priority. Concerned Council isn't educated on the issue of CU South flood mitigation project. Right-sizing of Folsom is an example of Council responding to issues that aren't related to health and safety. Concerned about possibility of loss of life in this community in a future flooding event. Good practice for community to have an education process - sees this lacking in Boulder. City needs to state that flood risks are still present.
Life Safety	Concerned about possibility of loss of life in this community in a future flooding event. Good practice for community to have an education process - sees this lacking in Boulder. City needs to state that flood risks are still present.
Flood	
Flood Impacts	Have seen destruction in this area. Increased danger to people - safety is primary issue. #1 Responsibility of state, city, county - safety of citizens. Danger to citizens in SE Boulder. If Climate scientists are correct we will see more events.
Flood Priority	Upsetting flood isn't primary on the list of focus topics for comp plan.
Priority	Need to get with Feds for \$\$ - get acceptable plan with CU, neighborhood, Landowners.
Urgency of Flood Mitigation	This can't be long-range plan. Flood can happen any day. People are vulnerable. Berm needs to be priority. Love the open space and trails but this needs to be a priority.
Fraser Meadows	Before moving to Fraser Meadows - asked about flood risk - told would be ok if you are on the main floor or above. Others weren't ok in the flood. People are worried every time it rains. Still traumatized.
CU Cooperation	Cooperate with CU and get this worked out! Support berm but need to work out details. Have been talking about this a long time.
Costs	As a tax-payer I'm worried about taxes going up a lot to pay for the berm. Council approved it - this is important!
Impacts of 74 Flood	Flooded the entire golf course. Can happen again.
Development in Floodplains	Went to all meetings in the last year, found developers are controlling development in floodplains e.g. Google at 30th and Arapahoe. Boulder Slough won't be underground if it is a major flood. This is a safety issue with underground parking proposed.
Development in Floodplains	Can't keep developing in the floodplains. Not "if", "when" - people need to talk to those who have seen people drown in floods. Believe how powerful and fast it can happen. There are issues all over the city. Boulder has to step up.
Sewer Lines	Sewer lines are full of rocks - almost filling pipes. Bear Creek needs cleaning out. Address the infrastructure.
Prioritize This!	People could die!

Mobilize Neighborhood Action	Strong believers in groups of 1, 2, 3 can do more with small groups. Neighborhoods need to take control of neighborhoods.
Fraser Meadows	I live in a garden level unit. Water was 8" from the door. Other areas lost 110 beds. Assisted living lost resources. People were evacuated. Staff worked so hard to ensure people were safe - wading through water in the dark. People are still very fearful. Cars were bouncing in 8 feet of water in the garage.
Action	City and CU have to understand if something bad happens - how will they answer that? They talk about no \$ until 2018 - a bridge loan could carry until funding is available.
Citywide Issues	Inca Pkwy had pumps in flood. Pumping out of sewer lines and into storm drains. Not allowed but it happened. Bring this up at every neighborhood meeting.
Open Space	OSBT didn't want to use open space property for flood mitigation. Moved to CDOT property.
Protest	Need to have a few older ladies stage a lie-down protest at Canyon and Broadway to get attention this needs.
Neighborhood Revitalization	
Table Mesa vs. Meadows	Like what's happening there - active uses, variety of uses, community oriented. Meadows shopping center is not a destination. Why is TM so much better? Do we not have the critical mass of people? Meadows used to be better, seems to have declined. Had more vital restaurants and shops. Too many vacancies (half empty). Are current troubles a function of the ownership? Could city do something? Library is great.
Transportation and Access to Meadows	There are pedestrian impediments to access- foot bridges are remote and people need to navigate Foothills and Baseline. No convenient access for pedestrians. Small deterrents could have cumulative effect of discouraging people from going there. Has a lot of parking - more than it needs. Could accommodate more buildings / out parcels. Walkways to library are nice. Need better connections in all directions.
Opportunities	Seems to serve the needs of seniors. East Boulder Rec Center is well used, so why not Meadows? Density OK if it creates walkable destinations. People aging around the shopping center. What can be done to allow them to age in place? Could be a "hook" for redevelopment.
Student Population in the Neighborhoods	Over past 20 years area has changed, esp. w # of "undergrad" student rentals. Interesting demographic mix; students occupy all of the affordable units and wealthier people in large lot and single family homes. As buildings become more obsolete, expect higher density development. IF area is to take more density, want more fore-thought re: how the two demographics can co-exist.
Land Use	One sad shopping center serve entire area. Where areas density, makes sense to promote mixed use to create more destination areas. Need better multimodal access - ped + bike connections. Want more thoughtful design - don't want it to all look the same like what has been developed in last 10 years. Could raise entire Meadows Center and redevelop holistically - this is the biggest opportunity in the area.

Bike Access	SE Boulder has some missing connections that could really improve the system.
Public Facilities	Local schools are nice amenity. Library is great. City has put a lot of money into E. Boulder Rec Center.
Arapahoe	Some restaurant and service destinations. What would make it more of a draw? Shopping center near hospital a possible model?
Land Use / Flood	
Flood Danger	3000 homes in desperate flood danger. Frasier Meadows - high death rate from stress in months following flood. "We cannot get to you" - that is what 911 said. New construction contributed to flooding. Sewers backing up.
Hogan Pancost	Hogan Pancost property history - Farmers sold the property to a developer 10 years ago. HOA requested zoning change from rural 2 to rural 3. Process was nixed because planning staff said there was a development proposal in the works. Planning Board nixed the development. Now the request to change back to 3 is being made again.
Density / Land Use	Density, Housing, Inventory. Land use in current plan shows a certain density but the city zoning doesn't reflect that. Opportunity in neighborhoods with larger lots to have multiple dwellings on the same property. This would support arts, aging in place.
Moderate New Urbanism	Would like moderate infill and increased density. Arapahoe Road between city limits and Folsom has a lot of potential for this. Safeway Shopping Center is a dying shopping center. City was talking about redeveloping this at some point. Interested redevelopment as part of sub-area plan for the Foothills and Baseline Shopping Center.
Traffic / East Arapahoe	Daytime traffic in the last few years has exploded. Love quieter, smaller town. East Arapahoe has always been a nice transition area / road between density and more rural areas. Sad about creating density / development on east Arapahoe. E. Arapahoe could use more housing. Needs to be no more than 3 stories high with good design / architecture.
Job Growth	All of the new jobs create a problem. Rezone commercial areas to low residential housing.
Views	View of mountains is extremely important. Sad about ugly buildings on Pearl messing up the incredible view. We do not need to be bringing in more jobs.
Regional Solutions	Need to work more regionally. Needs to include Broomfield, Erie, not just in Boulder County.
Hogan Pancost	
Water Table	Dry Ditch #2 run behind all of the homes. Running sump pumps 5 months of the year. Whenever there is any construction, that water goes into someone's home. Water table moves up and down throughout the year.
Convert to OS?	Why can't developers and open space trade this property to create development elsewhere?
Flooding Wildlife	Concerned with flooding. Northern Leopard Frog, concerns with wildlife.

Hydrology	The development might be safe but it will negatively affect the water table for the surrounding parcels.
Traffic Impacts	Concerned with traffic impacts. Cites 2K car trips per day on our street. Senior citizen facilities are far from this location. Seniors will have a lack of transportation options.
Transportation	
Commonly on Major Roads	The major routes (Arapahoe, Baseline, Foothills, S Boulder) need rethinking about commuting. Especially Arapahoe. Need to make the roads better for commuters. By taking away a lane from Arapahoe, the traffic transfers over to the other streets. Impact of the commuters on the neighborhoods.
Local Transportation Network	Need to look at traffic at a bigger scale. Problems with taking away lanes for vehicles. These are not internal network of transit to take people around where they need to go. Local buses are too slow to take people around efficiently (lonely). We can control local bus systems under RTD? How do we have flexibility with our bus system? Can the city take over the local bus system, and have RTD just do regional, in order to create flexibility in-town to better respond to the needs of local riders and routes? Concentrate traffic to move people in the city and distributing people around within the city.
Technology	We need to increase the frequency of buses. Need to look in the future and adapt to those changes (technology) - open source data. Joint system with RTD and the City of Boulder? Provide a political solution to the transportation problems we face. Leave internal transportation options to the city of Boulder. What kind of technology can we utilize to improve transportation planning in Boulder? connecting technology together.
Regional Transportation	We need to know where the jobs and the density exist to concentrate people into those areas. Look at the densest area of employment and connect people regionally to <u>encourage</u> large employers to use the busses to get to work. Work with employers and change the timing of commute. If some people leave work earlier than others. We need to limit the driving into Boulder. Increase parking costs to discourage driving in Boulder. TRADEOFFS. Explore options around flex schedules, teleworking, and other measures that would disperse traffic to eliminate standard rush hours.
Transit	Can we do anything from a mass transit standpoint to make better use of empty buses? Look for sustainable techniques for the future. Parking problems are constantly increasing. Increase service (theater) but the city decides to cut parking!

Comments from Written and Online Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- The growth of commercial facilities which causes housing impacts and problems with traffic, services, and in-coming of autos to Boulder. Slow commercial growth.

- I strongly object to those on City Council and staff who naively believe that a serious answer, if only in part, for parking and traffic congestion problems would be resolved by bicycles. None of the people I know use bikes for shopping and very few ride to work. It just isn't practical. The city jihad against cars is ridiculous and totally unacceptable.
- Move Hogan-Pancost back to zone 3. It's not NIMBYism – reasons: high water table caused folks to install sump pumps. No problems until developed soccer field and rec center. Construction keeps changing hydrology. It keeps getting worse. Soccer fields started flooding with sub-surface disturbance. South Boulder Creek flows down and is forced into their communities. Dry Ditch #2 is blamed, they don't want to see ditch piped. Why can't Hogan be traded for open space? Endangered species nearby – prebble mouse, northern spotted leopard frog. Needs to be looked at. Traffic increases on Kewanee if development occurs. Flood study was done inappropriately. Manhattan already over design capacity. Community hired a hydrological. Want to preserve the character and safety of their neighborhood. They like the senior development idea but they need to make sure transportation options and services are available.
- Density: Housing – where can we increase density to reduce the number of commuters coming in and reduce carbon footprint per person. What areas should we leave low density. Interactions with public transportation. Business – can we concentrate density of businesses to make public transportation work better? Sustainability (density is part of that). If we are moving toward carbon neutral – what will that require for housing, public transportation, auto use, bike use, walkability?
- Aging in place – Middle income elderly – lack of programs. Can't be free. Can solve if not illegal. A possible solution: more Frasier Meadows type of places and encourage more of those types of services. Issues: transportation – car share? And zoning – behind the times. Elderly living along in large homes – retrofit existing homes. Not co-opted by developers.
- Look at growth rate for commercial jobs. We don't have that. It's a problem. Don't shut down – vitality. Can't build way out of problem with housing including University growth – 2010 – 2014 contributes to problem. Commercial growth increasing, takes up space for housing. If you want to address the housing problem, deal with that open space, housing or height limit. Complementary new buildings. The classics like Boulderado. Hoping FBC will help. Senior housing – a need with aging pop.
- Move Hogan Pancost from All to AIII. Reasons: Flood potential – if developed raises water table; traffic congestion on 55th and Manhattan; \$700-\$800K houses don't equate to "senior housing"! Alternative plan: Boulder can purchase this land as open space or use it as a park adjacent to EBRC. Boulder needs indoor public tennis courts! Thank you for the new traffic light at Manhattan and S. Boulder Road (finally!)